



Emby House, 6a, High Street Greens Norton, Northamptonshire, NN12 8BA

HOWKINS &
HARRISON

Emby House, 6a High Street,
Greens Norton, Northamptonshire
NN12 8BA

Guide Price: £465,000

A beautiful, individual, detached stone property, constructed in 2016 of stone to a bespoke design, located in the heart of this popular and well serviced village. The well-appointed accommodation extends to central entrance hall, cloakroom, sitting room, large live-in kitchen/dining room, master bedroom with en-suite, guest bedroom with en-suite, off road parking, pretty walled courtyard and further lawned garden. There are design details complemented by high quality workmanship throughout. Heating is by a gas boiler serving a combination of underfloor and radiators.

Features

- Beautiful individual detached property
- Bespoke cottage design
- Sitting room with woodburner
- Superb live-in kitchen / dining room
- Master bedroom with en-suite
- Guest bedroom with en-suite
- Driveway parking
- Courtyard plus lawned garden
- Built of stone in 2016
- Heart of village location



Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The entrance hall opens to the two principal rooms, with engineered wooden flooring throughout. There is a cloaks cupboard, a further understairs cupboard and a cloakroom. The sitting room is dual aspect with the focal point being the woodburning stove. The superb live-in kitchen dining room is well appointed and multi-functional.

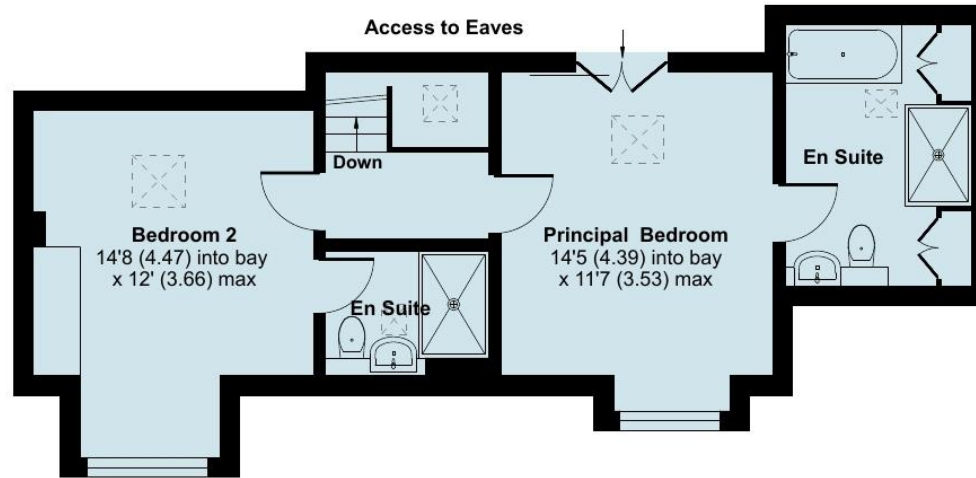
First Floor

The landing opens to two lovely double bedrooms both with en-suites.

High Street, Greens Norton, Towcester, NN12

Approximate Area = 1238 sq ft / 115 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1125491



Outside

Approached via a gravelled driveway, there is parking for at least two cars. To the rear of the property is a pretty courtyard, accessed from both the sitting room and dining room, a path and steps lead to a further lawned garden complete with mature planting. Enjoying a westerley aspect, the garden is perfect for afternoon sunshine.



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Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

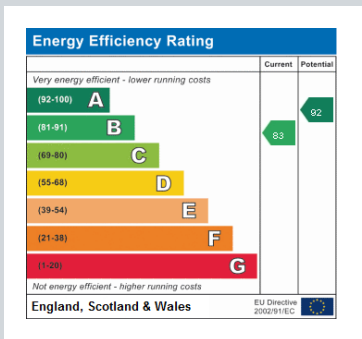
Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - C



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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